

CERT.NO.ILC/2018/

Date :- / /2018

To
IFCI FACTORS LTD.
IFCI TOWER,
NEHRU PLACE, NEW DELHI

Sir,

As desired by you the records of Sub-Registrar -III at Department of Archives 18-A, Satsang Vihar Marg, Special Institutional Area, New Delhi have been verified by me for the period of last 30 years for investigation of title in respect of below mentioned property / ies. I have also verified documents mentioned in the schedule. On the basis of above documents my REPORT/CERTIFICATE is given as hereunder :-

SUB :- TITLE CLEARANCE CERTIFICATE

- 1) **Name/s of all the Title holders/Present Owner/s of the Property /ies and Name/s of the person/s offering mortgage. (If the person/s offering mortgage is a authorised POA holder, comment whether explicit power is given to mortgage the property.) :-**

O.P. Rajgaria S/o Late Sh. Deep Chand Rajgaria R/o 4/25, Shanti Niketan, New Delhi

- 2) **Status of the Owner/s and Mortgagor/s (Individual, HUF, Partnership firm, Company etc.) :-**

Self Required Property

- 3) **Description of the Property (Particulars regarding Plot/Block/Flat No., Plot area, construction area, common space area, Revenue Survey No., City Surve No., T.P. Scheme No., Final Plot No., extent, boundaries, Village, Taluka, District, etc.) :-**

(Give hereunder details of title deeds & other related documents which are required to be deposited to create equitable mortgage)
Entire 3rd Floor of the property measuring about 2000 Sq. feet of Property Bearing Municipal No. 11099(New), Ward No. XIV, Khasra No.158/71 Block-D Situated at Doriwalan, Shidipura, Karol Bagh, New Delhi-110005 (without Terrace/roof Rights), Part of the property bearing Municipal No. XIV/11099(New), Situated at Shidipura, Doriwalan, Karol Bagh, New Delhi, Measuring about 994 Sq. Yds. (Total), Khasra No. 158/71.

Boundary of the aforesaid property :-

Towards East	Other Property No.11098-C
Towards West	Remaining part of property No.11099-C
Towards North	Other property
Towards South	Street

4) Particulars of all documents made available for verification with their Registration No., Date, (State here Whether Original or Photo Copy):-

Sale Deed dated 9.8.2001 by Ashok Kumar Sawhney in favour of O.P. Rajgaria

5) Evolution, Background & Tracing of Title property/ies i.e. flow of title during last 30 years (Tracing of the title should be explained in chronological order beginning with the earliest available title deed. All the title deeds should be discussed fully, stating registration number, document number, dates of execution, names of executors and executants, etc., & complete history of mutation entries, village records. The chain of title deeds should clearly establish the title of the property holder. If the chain is broken, the same should be explained in a convincing manner.) :-

Will Deed dated 26.6.1981 was execute by Sh. Rajeet Singh S/o Sh. Sh. Himmat Singh, in Favour of Sh. Ashok Kumar Sawhney S/o Late Sh. Om Prakash Sawhney in respect of Property bearing Municipal Number XIV/10099, Situated at Shidipura, Doriwalan, Karol Bagh, New Delhi, Measuring about 2000 Sq. Feet and registered as Document No.1746, in Addl. Book No.III, Volume No.189 On Pages 66 to 67 on 30.06.1981, in the office of the Sub-Registrar-III, Department of Delhi Archives 18-A, Satsang Vihar Marg, Spl. Institutional Area (Near Eastern Gate of JNU) New Delhi-110067. Finally, by virtue of aforesaid will dated 26.6.1981. Sh. Ashok Kumar Sawhney S/o Late Sh. Om Prakash Sawhney R/o 1C-48, New Rohtak Road, New Delhi executed a sale deed dated 9.8.2001 in favour of O.P. Rajgaria S/o Late Sh. Deep Chand Rajgaria r/o 4/25, Shanti Niketan, New Delhi.

6) Year up to which the property tax/society charge has been paid (Description of property tax/society charge receipt) :-

Till Date

7) Whether the particulars of registration as given in the title deeds shown to the counsel tally with the particulars as stated in the records of the Registrar's office? :-

Yes, particulars of registration under of the deeds particular of the page seen and contents thereof tally with the information as stated in the record Sub-Registrar/Registrar of assurances. Further the photographs of the previous owner and of intending mortgage affixed/seen in the title deed tally with the records of the registration office. The chain of the title relating to the property is complete.

8) Whether the property/ies has/have been mutated un the name/s of the person/s offering the mortgage ? :-

No. All though the property is mutated in the name of previous owner vide mutation dated 4.7.2000 entered in lager no.26 folio no.234-B issued by the Assessor and Collector MCD but the said property is not mutated in the name of presents mortgager.

9) Where there is any bar under any local law for creation of the mortgage on the property? Whether there is any liabilities or encumbrances over the said property ? :-

No. There is no bar for creation of the mortgage on property as per the record available.

10) Whether all approval clearance/sanctions required for creation of the mortgage have been obtained, what are such sanctions, approvals and clearances yet to be obtained ? :-

The property in question is yet to be mutated in favour of Title holder.

11) Whether equitable mortgage can be created on this property /ies? :-

YES [Subject to mutation of property]

12) Where the property/ies under consideration involves Land, whether the Land is Agricultural/ Non Agricultural land, in case of N.A. land/plot-whether it is allowed for use of Residential/ Commercial/Industrial Purpose :-

Non-Agricultural Commercial land

13) Whether there is any construction over the said land and any Permission or Approved Lay-out plan obtained from Competent Authority ? (Please state here about the permission and approved lay-out for construction and whether the construction area is as per Approved Lay-out plan and copies verified in original or photo copy) :-

Documents of any approved lay out for contraction with Municipal Authority is available.

14) Whether the property/ies is coming under the preview of Urban Land & Ceiling Act ? :-

No.

15) Whether the property/ies is coming under the purview of any acquisition by any authority/authorities.

No. Property is not under any acquisition

16) Whether the property/ies is on owned by the person/s offering mortgage or is on lease ? Furnish details for that. :-

Yes. Property is owned by Sh. O.P. Rajgaria

17) Whether the whole/part of the property/ies being offered for mortgage is/are rented or leased out to ant third party ? :-

No.

18) Description of the inspection receipt issued by the Sub-registrar (number and date, copy of inspection receipt and year wise search report be attached along with the report) :-

Enclosed as a part of present search report.

19) Additional documents (if any obtained) :-

No.

20) Documents required while creating E.M. [List/Details of title deeds/ documents to be deposited for creating mortgage by deposit of title deeds] :-

- (1) Original copy of Will dated 26.6.1981
- (2) Original Sale Deed dated 9.8.2001
- (3) Copy of Revenue Tax till date
- (4) Lay out plan of the structure
- (5) Copy of the mutation issued by the Assessor and Collector, Karol Bagh Zone, MCD

21) Final Certificate/Opinion (Advocate should certify whether the title is clear, free from all encumbrances and marketable, also stating whether equitable mortgage or registered mortgage is to be created. He should also state as to how he arrived at the conclusion.)

I have verified, tallied and compared these documents from the record of Sub-Registrar-I, Department of Delhi Archives, 18-A, Satsang Vihar Marg, Spl. Institutional Area (Near Eastern Gate of JNU) New Delhi-110067.

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Late Sh. Om Prakash Sawhney in respect of Property bearing Municipal Number XIV/10099, Situated at Shidipura, Doriwala, Karol Bagh, New Delhi, Measuring about 2000 Sq. Feet and registered as Document No.1746, in Addl. Book No.III, Volume No.189 On Pages 66 to 67 on 30.06.1981, in the office of the Sub-Registrar-III, Department of Delhi Archives 18-A, Satsang Vihar Marg, Spl. Institutional Area (Near Eastern Gate of JNU) New Delhi-110067. Finally, by virtue of aforesaid will dated 26.6.1981.

Sh. Ashok Kumar Sawhney S/o Late Sh. Om Prakash Sawhney R/o 1C-48, New Rohtak Road, New Delhi executed a sale deed dated 9.8.2001 in favour of O.P. Rajgaria S/o Late Sh. Deep Chand Rajgaria r/o 4/25, Shanti Niketan, New Delhi and O.P. Rajgarja will have cleared marketable title. However, the property is not mutated in the favour of the present owner, despite opportunities the report of Assessor and Collector, MCD is not handed over by the applicant (Intending mortgager).

In the light of above, the financial institution after receiving all the original documents including the mutation can create a valid mortgage with respect to the captioned property.

C E R T I F I C A T E

THIS IS TO CERTIFY that, O.P. Rajgaria is the absolute owner of and the title of the said Property Municipal No.11099(New), Ward No.XIV/11099, Khasra No158/71, Block-'D' situated at Shidipura, Doriwala, Karol Bagh, New Delhi [Description of property] is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES.

Place :- New Delhi

Date : /12/2018.



(Himanshu Upadhyaya)

ADVOCATE

HIMANSHU UPADHYAYA
Advocate
24, Lawyers Chamber,
Supreme Court of India
New Delhi-110001
Telefax:(O)-3381490